

Town of Mansfield
Four-Corners Sewer Planning Advisory Committee
Minutes of the Meeting – July 21, 2009

Present: Nesbitt (Chair), Plante, Rawn, Ferrigno, Tussing, Paholski, Sebonik (guest)

The meeting was called to order at 7:06 PM by chair Nesbitt.

The minutes of June 16, 2009 were approved on a motion by Plante/Rawn.

Hultgren passed out a project financing spreadsheet and introduced John Sebonik of Flagship Management who was attending the meeting with interest in water on behalf of Celeron Phase 3 as well as other projects he is aware of that are interested in public water. Discussion took place among committee members about how the Town might be able to finance the \$3M funding gap to have CT Water bring in water to the area with and without UConn's participation. After discussion it was decided that Hultgren will research how other communities have financed water supply/water extension projects using private developer monies and what sort of arrangements are generally made to do this so that the developer can be returned some of the "up front" monies as the water service district expands and new water assessments are made. Sebonik will contact some of the 4 corners area developers that may be interested in this type of arrangement, and report to Hultgren/Nesbitt his findings. A meeting with these interested parties is likely in the future. Hultgren will contact CT Water to determine if it is economically feasible for them to bring water into the 4 corners area if UConn isn't purchasing water from them.

Hultgren explained that although he had reached a consensus date with committee members for a meeting with Senator Dodd's staff this week, he could not get confirmation with Dodd's office, and the meeting will have to be postponed until sometime in August.

The next installment for the website (economic development section – four corners project) will be put up this week.

Hultgren passed out copies of the latest 4 corners groundwater monitoring data obtained from the Health District.

Design district concepts for the 4 corners area were discussed. Hultgren and Rawn shared their research and Plante presented the PZC perspective. Several aspects (parking, lighting, building height, etc.) were discussed. The general consensus was that the design district should be less restrictive than that of Storrs Center. Greg Padick will be invited to the next meeting to continue this discussion.

The next meeting was set for Thursday, August 27th, pending Padick's availability.

The meeting was adjourned at 8:55 PM.

Respectfully submitted,

Lon Hultgren
Director of Public Works

cc: Town Clerk, file